



**Division of Fire Safety
Barre Regional Office**

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Department of Public Safety

March 21, 2013

**Estate of George Huntington
1166 Lower Plain, P.O. Box 617
Bradford, VT 05033
Attn: Peter Mazzilli, Property Manager**

Re: Window Variance Request

Location: 28 South Pleasant Street, Bradford, VT

Site # 89944

Dear Mr. Mazzilli,

I am in receipt of your variance request to allow the existing bedroom rough window openings to remain.

Under the provisions of the amended 2012 Vermont Fire & Safety Code, Section 5, a variance may be granted when the applicant can demonstrate that an equal degree of safety is being provided through a safe alternative method.

There are bedroom windows in two units that measure 20 inches wide by 33 inches in height, for a total of 4.58 square feet. The bedroom window sills are within 20 feet of grade.

Code Requirement: The minimum "net clear opening of egress windows must be 5.7 square feet," and the sill height must be not more than 44 inches above the floor. The minimum net clear opening height is 24 inches and the minimum net clear opening width is 20 inches, with a total net opening of 820 square inches. When using a double hung window, the 5.7 square feet of open-able area must be in the bottom sash only. NFPA 101, 2012 edition, section 24.2.2.

Your request for a variance is GRANTED with the following conditions:

You install electric with battery back-up photoelectric smoke detectors on all levels inside and outside these sleeping rooms, as well as electric with battery back-up carbon monoxide detector outside all sleeping areas, and any space that has a fuel burning appliance.

In the future, any window replaced that requires altering of the window opening, the new windows must have the required 5.7 square feet of clear opening.

For the Division of Fire Safety,

**Robert T. Sponable
Regional Manager – Barre Regional Office
802-479-7581, Office Phone**

CC: Regional Managers